

**5/24 Beazley Crescent, Calwell, ACT 2905**

LUTON

**Townhouse For Sale**

Monday, 14 August 2023

5/24 Beazley Crescent, Calwell, ACT 2905

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 95 m2**

**Type: Townhouse**



Josh Wilson  
0439479170

**\$615,000**

Nestled in a convenient Calwell location is this lovely townhouse which will delight those seeking a truly easy-care lifestyle. The single-level property is light-filled and has been almost completely renovated, with a spacious lounge area and open-plan kitchen and dining space. The kitchen is in largely original condition but perfectly neat and functional, and flows out through the dining space to the private back courtyard. A separate full laundry is conveniently located next to the kitchen. There are three bedrooms (two with built-in wardrobes) - the modern updated bathroom is fully tiled, and includes a freestanding bathtub and floating vanity with storage, and the toilet is separate. Ambient comfort is provided by a reverse-cycle split system and additional gas wall furnace. The front of the home has an attractive and totally easy to maintain garden, while the rear courtyard garden is a good size, private and secure, surrounded by Colorbond fencing with both lawn space and a paved area which is perfect for outdoor dining in the warmer months. Car accommodation is in the carport (with storage) and additional car space alongside it. Just up the road are the comprehensive retail, lifestyle and sporting amenities of the Tuggeranong precinct, educational options and the lake, and heading west a 5-minute drive away, nothing but wide open natural spaces. Features: - Single-level, open-plan, light-filled three-bedroom home (two with built-in wardrobes) - Updated throughout - Modern flooring, modern bathroom - Attractive front garden and sizeable enclosed and private rear yard, both very easy-care - Single carport including storage and additional parking space - Comprehensive amenities and natural open spaces within a 5-minute drive EER: 2 Living Size: 95m<sup>2</sup> (approx.) Block Size: 385m<sup>2</sup> (approx.) Rates: \$2,128 p.a (approx.) Body Corporate Fees: \$1,797 p.a. (approx.)